

WHS & HANMER SCHOOL BUILDING COMMITTEE

MEETING MINUTES

Monday, May 13, 2013

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry	X		
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
Liaison Present	David Drake, Council Liaison			X
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education			X
Staff Present				
	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance			X
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
	Linda, Savitsky, Finance Director			X
	Keith Rafaniello, Board of Ed			X
Guests Present	Rusty Malik, Quisenberry Arcari	X		
	Lorel H. Purcell, O&G Construction	X		
	Aboud Abdelghani, EnviroMed	X		
	John Luby, EnviroMed	X		
	Lawrence J. Cannon, EnviroMed	X		
	Kevin Kutz, EnviroMed	X		
	Philip Warner, EnviroMed	X		

Call to Order: Chairwoman Fortunato called the meeting to order at 6:35 p.m. in the Community Room, lower level of the Library.

1. Public Comments: None

2. Approval of Minutes:

Motion by Frank Dellaripa seconded by Peter Gardow to approve the minutes of 5/6/13 Special Meeting. Discussion: Lorel Purcell asked that a sentence in the 3rd paragraph on page 2 be reworded; the way it is written is very confusing. The new sentence will now read "the estimated cost of Option A would be \$4,635,494. Currently there is \$2,386,345 included in the budget for Asbestos/PCB abatement. There is an overage of \$2,249,149." Also, changed was a spelling error, and the sentence in the motion to read (No Decision was made regarding the elimination of the Mezzanine).

All present voted in favor with changes. Steve Barry & Ed Brymer abstained.

3. Expenditures:

- a. EnviroMed Change Order PO Increase \$2800 PCB soils - Aboud Abdelghani went over the original proposal which was for bulk sample testing for pcbs, flooring materials and paint on plaster in the amount of \$48,865, they did 40 hours of labor, 70 samples of paint on plaster, 217 samples of flooring and base material & 28 hours for reporting so they had finished their task for paint & flooring. EnviroMed was then directed to do additional samples for soil testing,

at this point there was approximately \$17,000 left on the PO. They did another 80 hours of labor, 104 samples of PCB in soil, 48 hours to write report and then they were requested to RUSH analyze another 7 samples to total 51, on the 104 samples there were a rush turnaround time so the price was different. The only outstanding invoice is for \$3240.00

Motion by Frank Dellaripa to increase EnviroMed's PO by \$2800 and do a Change Order, seconded by Ed Brymer. Discussion: The increase is due to accelerated testing and the additional testing. This was for Bulk Sampling only. EnviroMed's dollars coincides with Finance's number. All present voted in favor.

b. EnviroMed, Invoice #13598, Mar. 18, 2013, \$3,240.00

Ed Brymer made the motion to pay this invoice, seconded Peter Gardow.

Discussion: none. All present voted in favor.

c. BVH, Invoice #02112129.00-4, Apr. 23, 2013, \$4,583.48

Frank Dellaripa made the motion to pay this invoice, seconded by Peter Gardow. Discussion: This work is on the design phase; they had attended the last meeting and went over where they are at. A meeting needs to be sent up between BVH, Fred Bushey & Sally Katz to go over the controls.

All present voted in favor.

d. Benesch, Invoice #61801, Apr. 26, 2013, \$210.00

Dan Camilliere made the motion to pay this invoice, seconded by Ed Brymer. Discussion: the question was asked, are we done? We have everything that has been submitted to the State OSET and are awaiting their approval. This is the last bill from Benesch. All present voted in favor.

e. QA Architects, Inv. 5983, 4/30/13, \$ 64,636.12 (progress)

Peter Gardow made the motion to pay this invoice, seconded by Dan Camilliere. Discussion: Finished up with the design phase, 95% completed. All present voted in favor.

f. QA Architects, Inv. 5984, 4/30/13, \$ 1347.28 (reimbursable)

Frank Dellaripa made the motion to pay this invoice, seconded by Ed Brymer. Discussion: none. All present voted in favor.

g. QA Architects, Inv. 5985, 4/30/13, \$ 19450.00* (F&O PCB)

Diane Fitzpatrick made the motion to pay this invoice, seconded by Steve Barry. Discussion: Is this on Rusty's PO or do we have to issue a new PO. Mike stated that if he has to do a new PO, he will come back to the Committee to have them vote again. All present voted in favor.

4. Correspondence:

a. Proposal for Additional Soil Testing at UST

Kevin Kutz went over EnviroMed's proposal dated (3/28/13). Kevin investigated the UST near the Auto shop in the back of the school, some petroleum contamination near a tank. There were some hits that were above state standards so we created a new proposal to additional delineation before doing remediation to remove that soil to try get a better idea of the quantity so they can give an estimate on how much the cost would be to take care of that. The proposal is for \$28,315, broken down into steps; encompass the tank 2 layers of borings, one further away and 1 closer. Should take 2 days, doing the one further away

first. Horizontal & vertical delineation of where the contamination is before digging. Put in 10 soil borings with 3 samples from each boring, one bottom, one zone where there is contamination and one below it to see if it migrated down or not. Also, they would put in 1 potential groundwater monitoring well downgrading of the tank if they find water before bedrock in the over birth. The DEP may ask if they investigated the groundwater at all, so when they are doing the boring, they could put in a temporary groundwater well.

Chairwoman Fortunato asked how long would the monitoring well be there, Kevin answered for as long as it needs to be, DEP requires 4 quarters if there is groundwater found and if it is contaminated, it will be longer. The well would be checked quarterly and EnviroMed can do the monitoring of it, if this is the case, they will submit another proposal for this work. The cost would be approximately \$1000 per quarter. The cost to get rid of contaminated soil ranges between \$68 - \$84 per ton, with anywhere from 15 – 70 yards of dirt needed to get rid of. They would be able to have this done within a month or so.

EnviroMed has completed all the contractual testing of PCB's. There is a proposal which was part of base bid for the monitoring during construction. Monitoring for asbestos vs. PCB – gave one estimate for asbestos removal, then revised that estimate to include PCB abatement would be combined in the same containment following the phasing plan that Lorel came up with. There is 60 days of monitoring included in this proposal and the technicians are cross trained to do both.

EnviroMed staff left at 7:45

The Chairman noted Fuss and O'Neil has submitted a fee proposal to do the same additional soil testing at this tank as EnviroMed. The Committee has lost confidence in EnviroMed. The question was asked can we get out of the contract with them, Jeff stated he will ask the Town Attorneys. Chairman will hold a special meeting next week to discuss how to proceed.

b. Finance Dept. Budget Report and PO Status Reports

Lorel received an email from Kathy Natale the latest numbers, they will need to reconcile, because they are in the process of doing their estimate and Kathy will need to transfers up and down, but Lorel will let her know where they should be going.

Chairwoman Fortunato asked that the Finance Director come to the meetings.

c. Spreadsheet Major Contracts status

It was requested that an accounting of all EnviroMed bills be done, so they will also do it for BVH, Quisenberry, O&G and Fuss and O'Neill, since they are the 5 major contracts at this time. Finance is in the process of setting up this spreadsheet.

5. Old Business:

a. Committee Reports:

Site Work/Construction – Frank stated he met with Lorel, Rob (Project Manager) and Mr. Moore last Friday, they discussed site phasing and the 3 bids going out – site, concrete, and steel.

B. Communications – Diane stated the next meeting is scheduled for May 29th. The question was asked if the Town Council was informed that the Geothermal has been removed, Jeff answered yes, they were disappointed, but understanding.

Technology/Furniture-Mr. Moore stated that they met with the Art and Robotics teachers regarding the power requirements for their rooms. He also spoke for Fred Bushey, stating that the furniture inventory is ongoing, approximately 80% done, still have Auditorium, music and art rooms to do. Mr. Moore asked Ed if he could join them on Friday as they go over Security. They had met with the moving companies and took them through the building so they will have a sense of what they are going to be moving. Once the inventory is completed the Companies can submit their proposals. Mr. Moore was asked if they had started packing, he said they have been cleaning out and getting rid of things. Sally suggested having the moving company come in and help pack the boxes and should you how to pack them so they aren't too heavy and how to code them. Lorel stated that the proposals will need to be in by next week in order to have the numbers for the 29th meeting.

Energy – Peter stated that the Geothermal has been pulled from the project.

Finance – Chairwoman Fortunato would like to have the acting Finance Director attend the meetings.

6. Architect/CM Information:

a. PCB handling options; potential project scope reduction

b. Architect discussion PCT follow up

Still waiting on State reviews due any time now. An issue that has come up as a result of the change to the mechanical system he is looking at consolidating the boiler plant to one area under the auto shop. Electric service from the south side of building, since all the equipment is on the north side, contacted CL&P, two transformers one on each side, will be more expensive this way. Second option is to consolidate to one transformer on the north side of building, and will be serviced off the power to go to the field. One transformer that comes off that feeds Cottone field single location, does mean that some components of the electrical room that we were going to maintain in the existing room will have to move to the new electrical room, it will be a better situation it will take the transformer at the front of the building at the main entrance off the table. We are not 100% with this; there is still a lot to work to do with this.

Maybe put in a lift or a freight type lift since these don't need pit or head clearance, cost is in the \$30,000 range instead of \$100,000. Rusty had talked to Fred to see if that this would work, 6x6 3000 lbs. capacity. Fred will be moving pool equipment and filters, can load the items in it but the people will have to walk around. The stairs that are there are too narrow and it can't be opened up.

July 16th, meeting with state for Phase 2 PCT – a lot of changes to make:

Alternatives that he is looking at are canopies, south parking lot, and concrete at the track, flooring, and the culinary kitchen. Five stop elevator is in the price not an add alternative has to stay in due to ADA requirements.

The item that came up at the last meeting is the auditorium mezzanine, if this is something that is going to become an alternative Rusty said he needs to start moving on this. Rusty isn't in favor of making this an alternative as this is signature space, but it is a value significant enough with the budget. He needs the Committee to take some action on this, because if we wait till the May 29th it will be difficult to get plans changed in the six weeks. The cost estimate of the mezzanine, over 1 million dollar savings. Save money on reimbursement, will be a loss of 178 seats, but there is more seats on the ground, approximately 600, can still fit half the school in there which includes

ADA seating. The question was asked how much the Pit would cost, Rusty and Lorel will look to see how much, but they agree they do not want to cut anything else out of the auditorium. Sally asked is the mezzanine mission critical especially since they have taken Geothermal out. Chairwoman Fortunato asked Superintendent Emmett, if the Board of Ed would have an issue with taking out the mezzanine, he said probably not.

Jeff asked for a list of all the Alternatives to date, it will be part of the estimate the Committee will receive at the next meeting. Lorel stated that the alternatives are not in the price, after the bids come in then you would go back and pick and choose which alternatives you want to put back in.

Rusty said that we haven't discussed Culinary as an alternative, what does that mean, do we put in all the info structure and fit it out, or are we changing the program of the culinary kitchen. How would the design change? If you don't plan on continuing as a Culinary Kitchen, Rusty stated there is heavy amount of mechanical structure that goes into the kitchen which would be an option. By creating the mezzanine as an alternative, gives you a large enough number that you might be able to do the culinary kitchen and maybe more items on the alternative list. Lorel stated do you put the ruff in for this additional equipment now, or wait. If you don't' you will have to sit down and say what is this program all about and how do you design for this program. This is the only program that is on the fence as an alternative, Frank said then this should stay in.

Dan Camilliere wants to remind the Committee, that he feels they were forced to make a decision on the Geothermal, doesn't like making last minute decisions, why can't we wait. We keep making decisions, off the cuff. He doesn't like what he hears, there is still a potential of being over budget. Lorel told Dan, they will have all the hard numbers by May 29th, but Rusty doesn't want to lose 2 weeks of design time. Rusty said it is a signature space and would love to leave it as it is.

Diane Fitzpatrick makes the motion the mezzanine be done as an add alterative pending the budget reconciliation that going to occur this week. The intent of the motion is if they don't find the 2million dollars, Rusty will redesign it. Peter Gardow seconded it, all in favor, Dan Camilliere abstained.

Steve Barry stated that he likes the mezzanine and it is a signature part of the project and he shares Dan's concerns about making decisions on the fly and feels like that talking about the way the motion was raised, he is more comfortable. He reluctantly agrees with making this an add alternative, and is comfortable hearing from the education side that this isn't going to affect the program. Ed Brymer echoes Steve's comments. Dan asked for a roll call vote:

Chairperson Fortunato – yes
Ed Brymer – yes
Peter Gardo – yes
Frank Dellaripa – yes
Steve Barry – yes
Diane Fitzpatrick – yes
Dan Camilliere – no

Tally = 6 yes – 1 no- motion passed.

Frank asked Rusty how he will do his reconciliation on the culinary kitchen, they will leave the equipment in base bid, or put it into the FFE (furnishing, fixtures & equipment) budget is a big chunk in the 2 million budget. Diane stated when Webb School was done; they were able to get some industrial equipment used, could this be a possibility? Maybe look on the State Surplus, Rusty will speak to the food service Consultant and see if this possible.

Superintendent Emmett stated that the State Dept. of Education, that OCR reviewed our most recent voluntary correction action plan that the dates of August 2016 under parking was too far out. Lorel supplied them with an update that aligns the parking areas of deficiency to more current dates based upon phasing. Superintendent Emmett asked Rusty to please get him a narrative to go with this. The temporary parking will be ADA accessible as of August 2014; the deadline to submit of the plan is May 20th.

c. CM discussion CD cost estimate and schedule**

Lorel stated there is an estimate reconciliation meeting scheduled for tomorrow at Rusty's office. They are going to go over costs. As of right now, it looks like the project is \$2 million over budget. She will have the final cost reconciled before the May 29th meeting. Lorel needs to get a firm number on the estimate to Fred Bushey so the EDO 49 can be done by June 30th.

7. New Business no action required

- a. Current bids - Ind. Third Party Review, due May 30, 2013
 - Spec. Testing Lab, due May 17, 2013

8. Other Business:

a. Hanmer Fire Alarm Progress Report

Superintendent Emmett stated it is 100% complete, the communicator was installed and they had their first fire drill. All that is left is the Fire Marshal has to sign off on it.

Lorel asked a meeting could be set up with herself, the Superintendent, the Principal, the Fire Marshal and the Building Official, on Friday 5/17 at 11:00. The appropriate parties will be notified. Purpose of meeting was to discuss phasing.

9. Adjourn:

Motion made by Dan Camilliere seconded by Ed Brymer to adjourn.
All present voted in favor. Meeting adjourned at 9:53 p.m.

Chairperson Fortunato will look to schedule a Special meeting next week to discuss environmental issues.

Next regular meeting is on Wednesday, May 29, 2013 in the Lower Level Meeting Room at the Board of Education, with a Communications Sub-Committee meeting just prior.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk